



AGENDA
Workshop Meeting
Planning and Zoning Commission
Thursday, June 15, 2006, at 5:30 P.M.
Council Chambers, City Hall
1101 Texas Avenue
College Station, Texas

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of minor and amending plats approved by Staff.
4. Presentation, possible action, and discussion regarding transportation planning and traffic mitigation in the East Bypass area. **(KF)**
5. Presentation, possible action and discussion regarding Chapter 13, "Flood Hazard Protection", Sections 5-G and 6 of the City of College Station Code of Ordinances, commonly referred to as "Zero-Rise". **(AG)**
6. Presentation and discussion on State Highway 6 Frontage Road and Rock Prairie Road intersection relative to lot access via median cuts. **(KF)**
7. Presentation, possible action and discussion regarding an update to the Commission on the status of items within the P&Z Plan of Work (see attached). **(LS)**
8. Presentation, possible action and discussion on the appointment of a member of the Planning & Zoning Commission to serve on the Comprehensive Plan Advisory Committee.
9. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings. **(LS)**
 - ▼ June 22, 2006 ~ Joint Meeting – P&Z and City Council
 - ▼ October 18-20, 2006 ~ APA State Conference, Corpus Christi, Texas
10. Discussion and possible action on future agenda items – A Planning and Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
11. Adjourn.

Notice is hereby given that a Workshop Meeting of the College Station Planning and Zoning Commission, College Station, Texas will be held on the Thursday, June 15, 2006, at 6:00 PM. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the _____ day of June 2006, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on June __, 2006, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2006.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the _____ day of _____, 2006.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



AGENDA
Regular Meeting
Planning and Zoning Commission
Thursday, June 15, 2006, at 7:00 P.M.
Council Chambers, College Station City Hall
1101 Texas Avenue
College Station, Texas

1. Call meeting to order.
2. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 2, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

3. **Consent Agenda.**
 - 3.1. Presentation, possible action, and discussion on a Master Plan for Great Oaks consisting of 224.5 acres located at Rock Prairie Road West and Great Oaks Drive in the City's Extra-territorial Jurisdiction. **Case #06-500104 (CH/JN)**
 - 3.2. Presentation, possible action, and discussion on a Final Plat for Crescent Pointe Phase 2 consisting of seven (7) lots on 58.15 acres located at 3500 University Drive East in the general vicinity of Copperfield Parkway and University Drive. **Case #06-500105 (LB/JN)**
 - 3.3. Consideration, discussion and possible action on meeting minutes.
 - ❖ June 1, 2006 ~ Workshop Meeting Minutes
 - ❖ June 1, 2006 ~ Regular Meeting Minutes

Regular Agenda.

4. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

5. Public hearing, presentation, possible action, and discussion on a Final Plat - Replat of Whitley Subdivision Lot 3 into 2 lots on 1.52 acres located at 1806 -1810 Welsh Avenue near the southwest corner of Southwest Parkway and Welsh Avenue. **Case #06-500098 (JN/TF)**
6. Public hearing, presentation, possible action, and discussion on an Amendment to the Comprehensive Plan - Land Use Plan from Industrial R&D to Residential Attached and Regional Retail for 1300 Harvey Mitchell Parkway (FM 2818), generally located south of and adjacent to Harvey Mitchell Parkway (FM 2818), between Holleman Drive West and Luther Street West. **Case #06-500087 (JP)**
7. Adjourn.

Notice is hereby given that a Regular Meeting of the College Station Planning and Zoning Commission, College Station, Texas will be held on the Thursday, June 15, 2006, at 6:00 P.M. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of June, 2006, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on June __, 2006, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2006.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2006.

Notary Public- Brazos County, Texas

My commission expires: _____

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City of College Station
Planning & Development Services
1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: June 2, 2006

TO: Members of the Planning & Zoning Commission

FROM: Ken Fogle, Transportation Planner

THROUGH: Lance Simms, Acting Director of Planning & Development Services

SUBJECT: Transportation Planning and Traffic Mitigation in the East Bypass Area

On June 1, 2006, the Planning and Zoning Commission tabled the Sebesta Area Comprehensive Plan Amendment and directed staff to further investigate traffic mitigation alternatives for the East Bypass area. This presentation to the Commission will be made in three parts.

First, staff will present traffic mitigation alternatives that could be used to address specific traffic concerns related to the Sebesta Area Comprehensive Plan Amendment.

Second, staff will present other long-range planning solutions that could be implemented to ensure that the traffic concerns in the East Bypass Area are not further complicated with future developments in the surrounding area.

Lastly, staff will discuss other options to further study transportation planning and traffic mitigation alternatives for the East Bypass Area.

SECTION 5: SPECIAL PROVISIONS

A. NATIONAL FLOOD INSURANCE PROGRAM

The National Flood Insurance Program (NFIP) is a federal program enabling property owners to purchase flood insurance. This program is based on an agreement between local communities and the federal government that if a community will implement programs to reduce future flood damages, the federal government will make flood insurance available within the community as a financial protection against flood losses. The United States Congress established the NFIP with the National Flood Insurance Act of 1968 and later modified and broadened the program. The NFIP is administered by the Federal Emergency Management Agency (FEMA). The following provisions are in accordance with the requirements for participation in the NFIP.

B. ESTABLISHMENT OF AREAS OF SPECIAL FLOOD HAZARD

The basis for identification of the Areas of Special Flood Hazard shall be the most current engineering report entitled "Flood Insurance Study for the City of College Station, Texas" as accepted by FEMA and the Federal Insurance Administration, including the accompanying Flood Insurance Rate Maps and Flood Hazard Boundary Maps showing the floodway. The current report is dated January 2, 1981; however, any revisions, amendments, or updated studies accepted by FEMA and the Flood Insurance Administration shall be adopted by reference and are hereby declared to be a part of this chapter. The most current Flood Insurance Study shall be used for all determinations of flood insurance rates, floodways, and additional revisions as they become available. The current Flood Insurance Study, FIRM, FHBM, along with any revisions or amendments shall be maintained and made available by the designated Administrator of the Stormwater Management Program.

C. REVISION OR AMENDMENT OF FLOOD INSURANCE STUDY

Any revision or amendment to the Flood Insurance Study which is requested by a land owner in the City shall be submitted to the designated Administrator of the Stormwater Management Program in accordance with the requirements set forth in the Drainage Policy and Design Standards. All requests for map amendment or map revision must be approved by the Administrator in writing prior to their submission to FEMA. If modification of any watercourse is involved, an effective Conditional Letter of Map Amendment shall be on file with the Administrator prior to any development. All submissions to FEMA shall be made at no cost to the City.

D. METHODS OF REDUCING FLOOD DAMAGE

In order that the purposes of this chapter shall be accomplished in accordance with Section 1, the following methods, measures, requirements, and practices may be utilized by the Administrator in accordance with the Drainage Policy and Design Standards:

- (1) Limit peak stormwater flows after development to that which existed before development;
- (2) Limit, control, or prevent changes in the path of stormwater flows across or away from a site or development;
- (3) Limit, control, or prevent alterations to existing watercourses and drainage facilities either inside or outside existing Areas of Special Flood Hazard;
- (4) Limit, control, or prevent the alteration of natural or developed Areas of Special Flood Hazard, channels, or protective barriers which are necessary to accommodate flood waters;
- (5) Limit, control, or prevent the use of existing or proposed drainage easements such that the easement remains useful for its intended purpose;

- (6) Limit, control, or prevent the construction of barriers which may increase flood hazards to other lands or facilities;
- (7) Establish or cause to be established adequate drainage easements and/or rights of way to control development and limit potential flood damage and protect existing or proposed drainage facilities;
- (8) Limit, control, or prevent dumping of refuse, fill, garbage, grass clippings, brush, waste concrete, or other materials in existing drainage facilities including swales, streets, inlets, ditches, storm sewers, culverts, etc.;
- (9) Limit, control, or prevent filling, grading, clearing, dredging, paving, berming, or other earthwork which may increase stormwater flows, change drainage pathways, increase erosion and sedimentation, or increase flood hazard or damage from flooding;
- (10) Limit, control, or prevent development which is dangerous to health, safety, or property by causing increases in water surface elevations, velocities, or flowrates which exist prior to such development;
- (11) Limit, control, or prevent development which is vulnerable to flood damage or require that said development shall be adequately protected against said flood damage at the time of construction;
- (12) Require adequate maintenance of drainage facilities such that they retain their capacity for conveyance of stormwater flows.

E. SPECIAL PROVISIONS FOR AREAS OF SPECIAL FLOOD HAZARD

In all areas of Special Flood Hazard where base flood elevations have been determined in accordance with this chapter, the following provisions shall apply:

- (1) All new construction, any substantial improvement to a structure, and appurtenances shall be securely anchored to prevent flotation, collapse or lateral movement;
- (2) All new construction, any substantial improvement to a structure, and appurtenances shall be constructed in such a manner as to minimize flood damage; and, all electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (3) New and replacement sanitary sewage systems, including but not limited to septic tanks and drain fields, package treatment plants, etc., shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters;
- (4) New and replacement water supply systems including wells, treatment plants, distribution facilities, etc., shall be designed to prevent infiltration of flood waters into the system;
- (5) Solid or liquid waste disposal sites or systems shall be designed and located to avoid contamination from them during flooding and to avoid impairment of their operation during times of flooding;
- (6) All new construction or any substantial improvement of any residential structure shall have the lowest floor, including any basement, at an elevation at least one foot above the base flood elevation, and certification that this standard has been satisfied shall be submitted to the Administrator, said certification shall bear the dated seal and signature of a registered professional engineer or registered public surveyor on the form provided by the Administrator;

- (7) All new construction or any substantial improvement of any commercial, industrial, or other non-residential structure shall either have the lowest floor, including basements, elevated at least one foot above the base flood elevation or the structure with its attendant utility and sanitary facilities shall be floodproofed so that the structure and utility and sanitary facilities shall be watertight and impermeable to the intrusion of water in all areas below the base flood elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions. Certification that this standard has been satisfied shall bear the dated seal and signature of a registered professional engineer on the form provided by the Administrator;
- (8) For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters;

(Ordinance No. 1728 of October 22, 1987)

- (9) In areas of special flood hazard where base flood elevations have not been established, base flood elevation data shall be generated for subdivision proposals and other proposed development, including manufactured home parks and subdivisions which are greater than 50 lots or 5 acres, whichever is less.

(Ordinance No. 1740 of February 25, 1988)

F. SPECIAL PROVISIONS FOR MANUFACTURED HOMES IN AREAS OF SPECIAL FLOOD HAZARD

The following provisions are required in all Areas of Special Flood Hazard where base flood elevations have been determined:

- (1) No manufactured home shall be placed in a floodway;
- (2) All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement and shall meet the following requirements:
 - (a) over-the-top ties shall be provided at each of the four corners of the manufactured homes;
 - (b) on manufactured homes of 50 feet in length or less, one additional over-the-top tie shall be provided approximately at the mid point;
 - (c) on manufactured homes of over 50 feet in length, two additional over-the-top ties shall be provided at intermediate locations;
 - (d) frame ties shall be provided at each of the four corners of the manufactured home;
 - (e) on manufactured homes of 50 feet in length or less, four additional frame ties shall be provided at intermediate locations;
 - (f) on manufactured homes of over 50 feet in length, five additional frame ties shall be provided at intermediate locations;
 - (g) all components of the anchoring system for manufactured homes shall be capable of carrying a force of 4800 pounds without sustaining permanent damage.
- (3) For new manufactured home developments; expansions to existing manufactured home developments; existing manufactured home developments where repair, reconstruction, or improvement of the streets, utilities, or building pads in which the cost of repair, reconstruction, or improvement exceeds half of the value of the streets, utilities, and building pads before the repair, etc. has commenced; and for manufactured homes not placed in a manufactured home development, the following are required:
 - (a) stands or lots shall be elevated on compacted fill or on pilings such that the lowest floor of the manufactured home will be above the base flood elevation and the elevation of the center of the stand shall be no more than one foot below the base flood elevation. Certification that this standard has been satisfied shall be submitted to the Administrator; said certification shall bear the dated seal and signature of a registered professional engineer or registered public surveyor on the form provided by the Administrator.
 - (b) adequate surface drainage and access for a hauler shall be provided.
 - (c) if a manufactured home is elevated on pilings:
 - (i) lots shall be large enough to permit steps;
 - (ii) piling foundations shall be placed in stable soil no more than ten feet apart;
 - (iii) reinforcement shall be provided for pilings more than six feet above the existing or finished ground level.

G. SPECIAL PROVISIONS FOR FLOODWAYS

Located within Areas of Special Flood Hazard established in Section 5-B are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and the potential for erosion; therefore, the following provisions shall be required:

- (1) Encroachments shall be prohibited, including fill, new construction, substantial improvements of existing construction, structures, manufactured homes, or other development. Variances requested on this standard shall be accompanied by a complete engineering report fully demonstrating that the encroachments shall not result in any increase in water surface elevation or flood hazard upstream, within, or downstream of the encroachment location. The engineering report shall conform to the requirements of the Drainage Policy and Design Standards and shall bear the dated seal and signature of a registered professional engineer;

(Ordinance No. 1728 of October 22, 1987)

- (2) Exemptions for the requirements of Section 5-G may be made in the following cases:
 - (a) Customary and incidental routine grounds maintenance, landscaping and home gardening which does not require a building permit, zone change request, or variance from the provisions of the Zoning Ordinance;
 - (b) Emergency repairs of a temporary nature made on public or private property which are deemed necessary for the preservation of life, health, or property, and which are made under such circumstances where it would be impossible or impracticable to obtain a development permit.
 - (c) Temporary excavation for the purpose of maintaining, or repairing any public street, public utility facility, or any service lines related thereto;

(Ordinance No. 1740 of February 25, 1988)

- (3) All new construction or substantial improvements of existing construction shall be subject to the methods of flood hazard reduction outlined in Section 5.

(Ordinance No. 1728 of October 22, 1987)

- (4) When a regulatory floodway has not been designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within zones designated AI-A30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(Ordinance No. 1740 of February 25, 1988)

H. SPECIAL PROVISIONS FOR AREAS OF SHALLOW FLOODING

Located within the Areas of Special Flood Hazard established in Section 5-B are areas designated as Areas of Shallow Flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the pathway of flood waters is indeterminate and unpredictable; therefore, the following provisions shall be required:

(Ordinance No. 1728 of October 22, 1987)

- (1) All new construction or any substantial improvement of any residential structure shall have the lowest floor, including basements, elevated at least one foot above the depth number specified on the community's FIRM.

(Ordinance No. 1740 of February 25, 1988)

- (2) All new construction or any substantial improvement of any commercial, industrial, or other non-residential structure shall either:

(Ordinance No. 1728 of October 22, 1987)

- (a) Have the lowest floor, including basements, elevated at least one foot above the depth number specified on the community's FIRM; or

(Ordinance No. 1740 of February 25, 1988)

- (b) the structure with its attendant utility and sanitary facilities shall be flood-proofed so that the structure and utility and sanitary facilities shall be watertight and impermeable to the intrusion of water in all areas below the base flood elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions. Certification that this standard has been satisfied shall bear the dated seal and signature of a registered professional engineer on the form provided by the Administrator.

(Ordinance No. 1728 of October 22, 1987)

- (3) Adequate drainage paths to guide floodwaters around and away from proposed structures shall be provided for all proposed structures on slopes in Zones AH or AO.

(Ordinance No. 1740 of February 25, 1988)

SECTION 6: VARIANCES

A. GENERAL

The Zoning Board of Adjustments may authorize a variance to the provisions and requirements of this chapter when, in their opinion, undue hardship on the owner will result from strict compliance with those requirements, and when either of the following criteria are met:

- (1) There are special circumstances or condition affecting the land involved such that strict compliance with the provisions and requirements of this chapter will deprive the applicant of the reasonable use of his land; or,
- (2) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; or,
- (3) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.

(Ordinance No. 2277 of November 13, 1997)

B. PREREQUISITES FOR GRANTING OF VARIANCES

Upon consideration of the factors noted above, the specific provisions and requirements of this chapter, and the intent of this chapter, the Board may grant variances subject to the following prerequisites:

- (1) A variance shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, or potential flood damage, to afford relief to the applicant;
- (2) The effect of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the City;
- (3) The effect of the variance will not increase water surface elevations, flow velocities, or alter drainage pathways to the extent that there will be any threat to public safety, extraordinary public expense, increase in nuisance flooding, or be detrimental to other portions of the major or minor drainage systems;
- (4) The effect of the variance will not prevent the orderly subdivision of other land, upstream or downstream of the subject property, in the City, and;
- (5) No variance shall be allowed within any designated floodway if any increase in water surface elevation would occur during the base flood discharge.
- (6) Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria and procedures outlined in this Section for obtaining a variance are met, and (ii) the structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

C. VARIANCE PROCEDURES

The granting of variances shall be subject to and in conformance with the following procedures and requirements:

- (1) The Zoning Board of Adjustments shall hear and render judgment on any requests for variances from the requirements of this chapter.
- (2) The Administrator shall maintain a record of all actions involving appeals, and variance requests, and shall report all variances to the requirements of this chapter to the Federal Insurance Administration upon request.
- (3) Upon consideration of the above criteria, and prerequisites, and the intent of this chapter, the Board may attach such conditions to the granting of any variance as it deems necessary to further the purpose and objectives of this chapter.
- (4) All requests for variance shall be judged solely on the merits and special conditions of the case. The granting of a variance based upon the facts and evidence of one request for variance shall have no bearing on the consideration of any other request for variance.
- (5) Before consideration by the Board, a formal request for variance shall be submitted to the office of the Administrator. The request shall contain sufficient information to:
 - (a) define specifically which provision or requirement according to this chapter that allegedly causes the undue hardship;
 - (b) detail specifically what measures shall be taken to obtain the minimum relief from said hardship;
 - (c) define specifically the effects of the variance in terms of water surface elevations, flood velocities, etc. which pertain to the prerequisites required by this chapter; and
 - (d) identify any special conditions which should be considered as criteria for granting said variance.

After review of the request, the Administrator may require additional information which he/she deems necessary to fully document the prerequisites required by this chapter for the granting of a variance. This information shall be provided by the applicant prior to placement of the variance request on the agenda for consideration by the Board.

- (6) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation no more than 3 feet below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (7) Any person or persons aggrieved by the decision of the Zoning Board of Adjustments may appeal such decision to the courts of competent jurisdiction.

Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
Items shown in italics reflect updates to the Plan of Work						
A. Council/ Staff Initiated						
1.	Initiate Comprehensive Plan Update	(City Council Strategic Plan: “Annual reviews of UDO and Comp Plans”) Growth Management	Active	JP	Negotiations with top firm currently underway	
1A.	Wellborn Road Corridor Study				To be incorporated into Comprehensive Plan Update	
1B.	Transportation Plan – College Station and County Interface			JP/KF	To be incorporated into Comprehensive Plan Update	
2.	Initiate Annexation Plan	(City Council Strategic Plan: “Guide growth through planned annexation”)	Active	TF	Joint Council / P&Z Workshop tentatively scheduled for 22 June	2006
3.	Subdivision Regulations (P&Z member be involved with process)	(City Council Strategic Plan: “Revise the Subdivision Regulations”)	Active	MS	Pending update to City Council on Sub Regs process update	Fall 2006
4.	UDO Annual Update	(City Council Strategic Plan: “Annual reviews of UDO and Comp Plans”)	Active	Staff	Council approved initial "housekeeping" version, parking ratios and Northgate changes. More policy issues to follow.	Jun-06
6.	Greenways Plan Revision		Complete	KF / PW Staff	Presented draft plan to P&Z July 2005	Fall 2005
6A	Zoning Designation for Greenways		Active	PW Staff	Pending, subdivision regulations draft and UDO amendments	Fall 2006
7.	Parks and Recreation Plan Revision		Active	PARD Staff	Joint meeting with Parks Board 23 January 2006	

Planning & Zoning Commission Plan of Work • 2005-2006

Projects	Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
8. <i>Greens Prairie/Hwy 6 Overlay District</i>	<i>(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)</i>	<i>Active</i>	<i>LB/CH</i>	<i>Council workshop item on May 25, 2006. Staff directed to apply existing OV district.</i>	<i>Summer 2006</i>
B. Exploratory/ Board Initiated					
2. Revise Citizen Survey for Planning guidance			LB/CH	Pending completion of UDO amendments	Summer 2006
3. Develop Tree Ordinance	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)	Active	JR	Initial research presented as workshop topic in Fall '05. Item currently under review by joint Parks/P&Z sub-committee	Pending further direction
4. Develop Fencing Standards	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)	Active	MS	Included in proposed Subdivision Regs.	
Drainage – “Zero Rise Rule”	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)		AG		
C. Learning / Information					
4. Financing – Public Financing in Advance of Development			Jeff Kersten	CIP / Impact Fee Sessions	
5. Fire Flow Overview					
6. "Paying for Growth" & "Zoning Clinic"			JP	CD-ROMS	Summer 2006

Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
8.	Wastewater Treatment Facilities / Package Plants			AG	Future Workshop Topic Request by John Nichols	
9. <i>Certificate of Convenience and Necessity (CCN)</i>						
			<i>Staff</i>	<i>Future Workshop Topic</i>	<i>Summer 2006</i>	
D. Communication / Engagement						
3.	Meeting with CSISD Representatives	Collaboration			To be coordinated through City Council/City Manager	
E. Completed Projects						
A.5	Hike and Bike Trails Plan Revision	(City Council Strategic Plan: “Develop an inter-modal transportation action plan”, and “Implementation of Bike Master Plan”)	Complete	KF	City Council adopted plan revisions in November 2005	Fall 2005
B1.	Create and Approve “Rules of Procedure” or Bylaws		Complete	TF		1/20/2005
B5	Parking allocation requirements	(City Council Strategic Plan: “Continue to revise and guide development process through use of progressive building and development codes/standards.”)		KF	Initiate by Bill Davis in reference to "free parking" article. Staff presented information on 2 February.	Feb-06
C1.	Development 101 Workshop		Complete	ALL		1/18/2005
C2.	Update on TxDOT Projects		Complete	KF/TXDOT Staff	TXDOT staff presented project update at 6 April workshop meeing	Apr-06
C3.	HOA/ City Interface – Update		Complete	KE	Staff presented overview at P&Z workshop	9/1/2005
C7.	Transportation Tour		Complete	KF		8/18/2005

Planning & Zoning Commission Plan of Work • 2005-2006						
Projects		Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
D1.	Meeting with City Council – Guidance and Review		Complete	JD		2/24/2005

Planning & Zoning Commission Plan of Work • 2005-2006

Projects	Relationship to Strategic Plan	Status	Staff	Notes	Date Completed / Projected
D2. Joint Meeting with City of Bryan Planning & Zoning Commission and Brazos County Representatives	Collaboration	Complete	LS	Follow-up subcommittee meetings; joint meetings 1-2 times per year starting Spring 2006	7/22/2005
D9 Neighborhood Task Force	Neighborhoods		JD / KE		9/1/2005

F. Planning & Zoning Commission Subcommittees

<i>Subcommittee</i>	<i>Staff Liaison</i>	<i>Tasks</i>	<i>Composition</i>
Joint Subcommittee with Parks Board	Crissy Hartl	Street Tree Resolution ETJ Parks Land Values Community Parks Aggressive Park Land Purchase	Scott Shafer, Bill Davis, Marsha Sanford
Growth Management & Comprehensive Plan	Jennifer Prochazka	Assist w/Communications Plan Review Comp Plan RFP	Ken Reynolds, Dennis Christiansen, John Nichols, Harold Strong
Joint Subcommittee with City of Bryan P&Z	Trey Fletcher		Ken Reynolds, Dennis Christiansen, John Nichols, Harold Strong



CITY OF COLLEGE STATION
Planning & Development Services
1101 Texas Avenue South, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: May 23, 2006
TO: Members of the Planning & Zoning Commission
FROM: Jennifer Prochazka, AICP, Senior Planner
SUBJECT: Comprehensive Plan Advisory Committee (CPAC) Appointment

The City of College Station is in the beginning stages of updating its Comprehensive Plan. The Comprehensive Plan is a statement of the Community's vision for the future and a guide for future City growth.

As part of the planning process, a Comprehensive Plan Advisory Committee (CPAC) will be formed to provide valuable information and feedback to the consulting team and City staff.

The CPAC will consist of representatives from several of the City's boards and commissions as well as City Council appointed citizens and representatives from intergovernmental agencies. The CPAC will meet on a monthly basis during the evening. It is anticipated that the Comprehensive Plan Update will be completed in Spring 2008.

Staff requests that you appoint a member of the Planning & Zoning Commission to serve on the Comprehensive Plan Advisory Committee.

STAFF REPORT

Project Manager: Crissy Hartl
Email: chartl@cstx.gov
Project Number: 06-00500104

Report Date: June 2, 2006
Meeting Date: June 15, 2006

Item: Presentation, possible action, and discussion on a Master Plan for Great Oaks consisting of 224.5 acres located at Rock Prairie Road West and Great Oaks Drive in the City's Extra-territorial Jurisdiction.

Applicant: Steve Arden, Project Manager

Staff Recommendations: Staff recommends approval of the Master Plan.

ETJ Plats - Brazos County's comments and recommendations: NA

Item Summary: This item is for consideration of a Master Plan for a single family residential development of 224.5 acres, which is required for all subdivisions proposed in more than one phase and containing more than 50 acres of land or more than 100 residential units. The plan includes seven phases of development, including one developed phase.

Comprehensive Plan Considerations: The Land Use Plan projects Rural Density Residential for this area, but the City has no authority over land use in the ETJ. This portion of Rock Prairie Road West is shown as a future minor arterial on the Thoroughfare Plan.

Item Background: A Master Preliminary Plat was approved for this development in June 2000. Phase I received final plat approval in September 2000, and was developed shortly after. Master Preliminary Plats are effective for one year, and may be extended with the approval of each final plat. The last action taken on this development was the approval of the Phase I Final Plat; therefore, the Master Preliminary Plat has expired.

Since that time, the Unified Development Ordinance (UDO) was adopted in 2003 and now requires all major subdivisions that will be developed in more than one phase and contain more than 50 acres, or more than 100 residential units to have an approved Master Plan. This request is in compliance with the City's subdivision regulations and UDO.

Budgetary & Financial Summary: NA

Related Advisory Board Recommendations: Since the property is in the ETJ, the Parks and Recreation Board does not review this Master Plan.

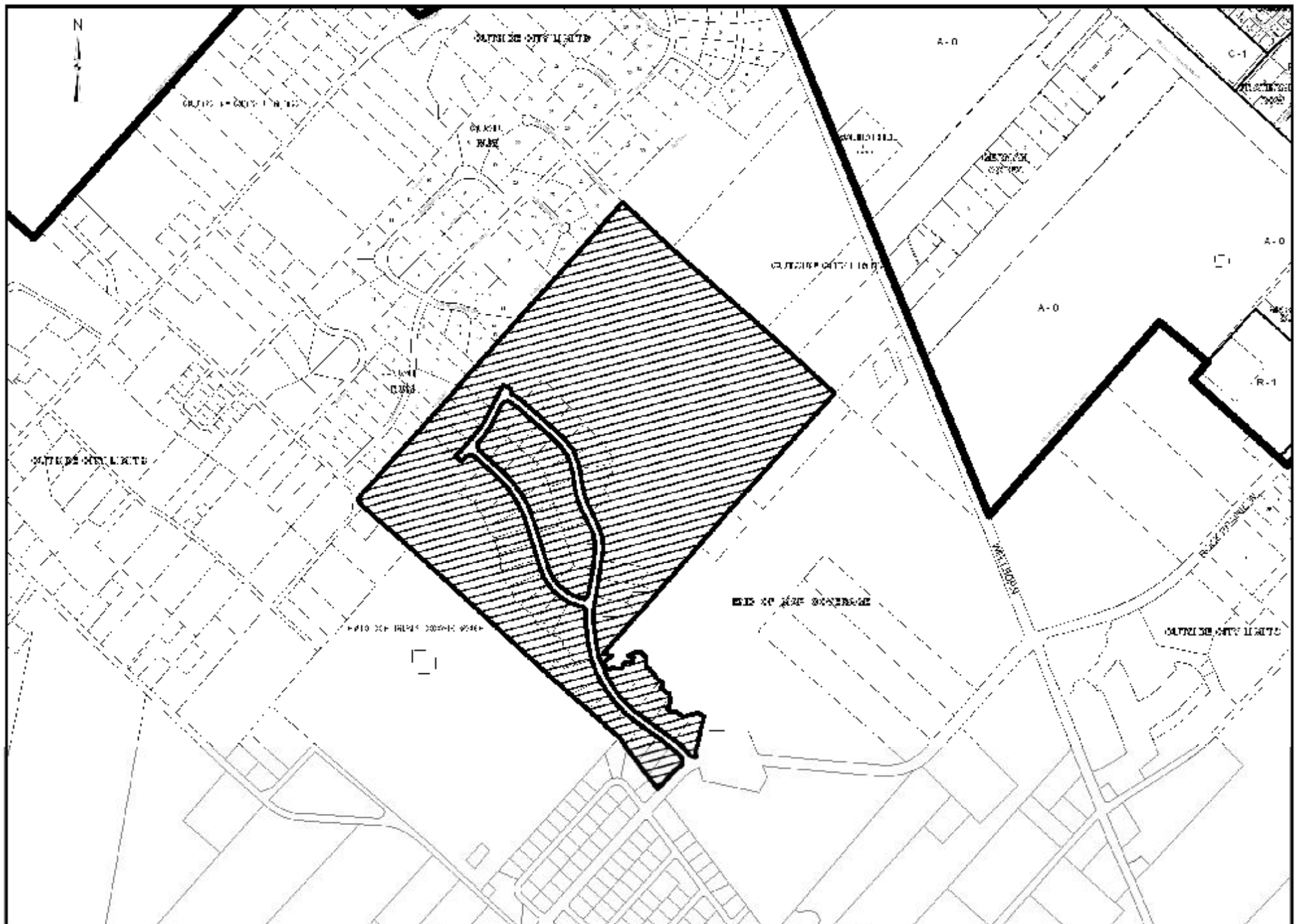
Commission Action Options: The Commission has final authority over the Master Plan. The options regarding the Master Plan are:

§ Approval

§ Denial

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Master Plan (provided in packet)



DEVELOPMENT REVIEW

GREAT OAKS

Case:
06-500104

MASTER
PLAN



DEVELOPMENT REVIEW

GREAT OAKS

Case:
06-500104

MASTER
PLAN



Rock Prairie
Feb 10

FOR OFFICE USE ONLY
P&Z CASE NO.: <u>06-104</u>
DATE SUBMITTED: <u>5/12/06</u>

3:50
BCL

MASTER PLAN APPLICATION

The following items must be submitted by an established filing deadline date for P & Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee of \$400.00.
- ☒ Application completed in full.
- ☒ Thirteen (13) folded copies of plan. (A revised mylar original must be submitted after staff review.)
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☐ Rezoning Application if zone change is proposed.

Date of Required Preapplication Conference: May 10, 2006

NAME OF SUBDIVISION GREAT OAKS SUBDIVISION

SPECIFIED LOCATION OF PROPOSED SUBDIVISION Located in the College Station ETJ on Gandy Road (Rock Prairie Road West), approximately miles west of F.M. 2154.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Mr. Steve Arden, Project Manager
Street Address 311 Cecilia Loop
City College Station State TX Zip Code 77845
E-Mail Address _____
Phone Number 846-5735 Fax Number 846-0652

PROPERTY OWNER'S INFORMATION:

Name Dr. Lieven J. Van Riet, President, INDIVISA CORPORATION
Street Address 2121 Kirby, Suite 19 SE
City Houston State TX Zip Code 77019-6064
E-Mail Address _____
Phone Number _____ Fax Number (713) 652-4926

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc., Michael R. McClure, P.E., R.P.L.S.
Street Address 1008 Woodcreek Drive
City College Station State TX Zip Code 77845
E-Mail Address mikem@mcclurebrowne.com
Phone Number 693-3838 Fax Number 693-2554

TOTAL ACREAGE OF SUBDIVISION: 224.534 Acres

TOTAL ACREAGE BY ZONING DISTRICT:

N/A / / / /

TOTAL FLOODPLAIN ACREAGE: 0

WILL PARKLAND DEDICATION BE MET BY ACREAGE OR FEE ? (CIRCLE ONE) N/A

(if acreage, please show approximate size and location on plan)

REQUESTED VARIANCES TO SUBDIVISION REGULATIONS & REASON FOR SAME None

REQUESTED OVERSIZE PARTICIPATION N/A

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. The undersigned hereby requests approval by the City of College Station of the above-identified plan.


Signature and Title PROJECT ENGINEER

5/12/06
Date

STAFF REPORT

Project Manager: Lindsay Boyer, Staff Planner
Email: lboyer@cstx.gov
Project Number: 06-00500105

Report Date: May 17, 2006
Meeting Date: June 15, 2006

Item: Presentation, possible action, and discussion on a Final Plat for Crescent Pointe Phase 2 consisting of seven (7) lots on 58.15 acres located at 3500 University Drive East in the general vicinity of Copperfield Parkway and University Drive.

Applicant: Kling Engineering, engineer for the owner, Crescent Pointe Holdings

Staff Recommendations: Staff recommends approval of the final plat.

Item Summary: This plat is a final plat for Phase 2 of Crescent Pointe Subdivision in preparation for office, commercial, and multi-family development in the area.

Comprehensive Plan Considerations: The subject property is designated as Planned Development on the City's Comprehensive Land Use Plan. The plat includes property with frontage on University Drive East and Harvey Road, both major arterials, and Copperfield Parkway, a minor arterial.

This property is part of the 30/60 Small Area Plan which identified this area for Mixed Use Development. In 2003, the Mixed Use Study reclassified this area as Planned Development. The 30/60 Plan listed a variety of uses that would be appropriate in this area: office, commercial, clean industrial, and higher density single family and multi-family housing.

Three access easements have been included in Lots 1, 5, and 9 of Block 2 to provide cross access and the consolidation of driveways. No access has been granted to University or Harvey Road.

This plat is in compliance with the approved Master Plan, Preliminary Plat, as well as all subdivision regulations.

The Planning and Zoning Commission approved both the Master Plan and the Preliminary Plat at the April 6, 2006. A rezoning on the entire property was approved by Council on April 27, 2006. The lots being platted have the following zoning districts:

Block 1

Lot 1: A-P, Administrative Professional

Lot 2: A-P, Administrative Professional

Block 2

Lot 1: C-1, General Commercial

Lot 3: R-4, Multi-Family
Lot 5: A-P, Administrative Professional
Lot 9: C-1, General Commercial

Block 3:
Lot 1: R-4, Multi-Family
Lot 5: C-1, General Commercial

This plat also includes parkland dedication of 5.05 acres.

Item Background: This property was annexed in 1979 and subsequently zoned M-1, Light Industrial. Phase 1 of Crescent Pointe was platted in 2005. This plat included 4.2 acres divided into 4 lots at the southwest corner of Copperfield Parkway and Crescent Pointe Parkway.

A Master Plan was approved on this property in 2003. In 2005, the Master Plan was approved again after the expiration of the previous plan. This Master Plan has been submitted for an amendment, as well as a rezoning. Additional development in this area includes the Citibank, formerly First National Bank, building.

Budgetary & Financial Summary: None.

Related Advisory Board Recommendations: This property was discussed at the preliminary plat stage by the Parks and Recreation Advisory Board on March 7, 2006. Their recommendation to the Planning and Zoning Commission is for a 5.05 acre park located in Phase 2, east of Copperfield Parkway on property with frontage on Crescent Pointe Parkway. Additionally, unless the park is constructed by the developer, an additional \$292 per Dwelling Unit is required in Park Development Fees at the time of Building Permit.

Commission Action Options: The Commission has final authority over the final plat. The options regarding the final plat are:

- § Approval
- § Denial

INFRASTRUCTURE AND FACILITIES

Water Service: The subject property is supported by a 12-in water main which runs along Copperfield Dr, an 8-in water main which runs along Crescent Pt. Pkwy, and a 12-in water main which runs along SH 30.

Sewer Service: The subject property is supported by an adjacent 8-in and a 12-in sanitary sewer main.

Street(s) required for plat: None.

Streets/Access: The subject property takes access off Copperfield Dr. and Crescent Pt. Pkwy.

Off-site Easements required for plat: Easements may be required for storm sewer and/or sanitary sewer.

Drainage: The subject property is located in the Carter's Creek Drainage Basin. The development is required to comply with the City's Drainage Policy.

Flood Plain: None on-site.

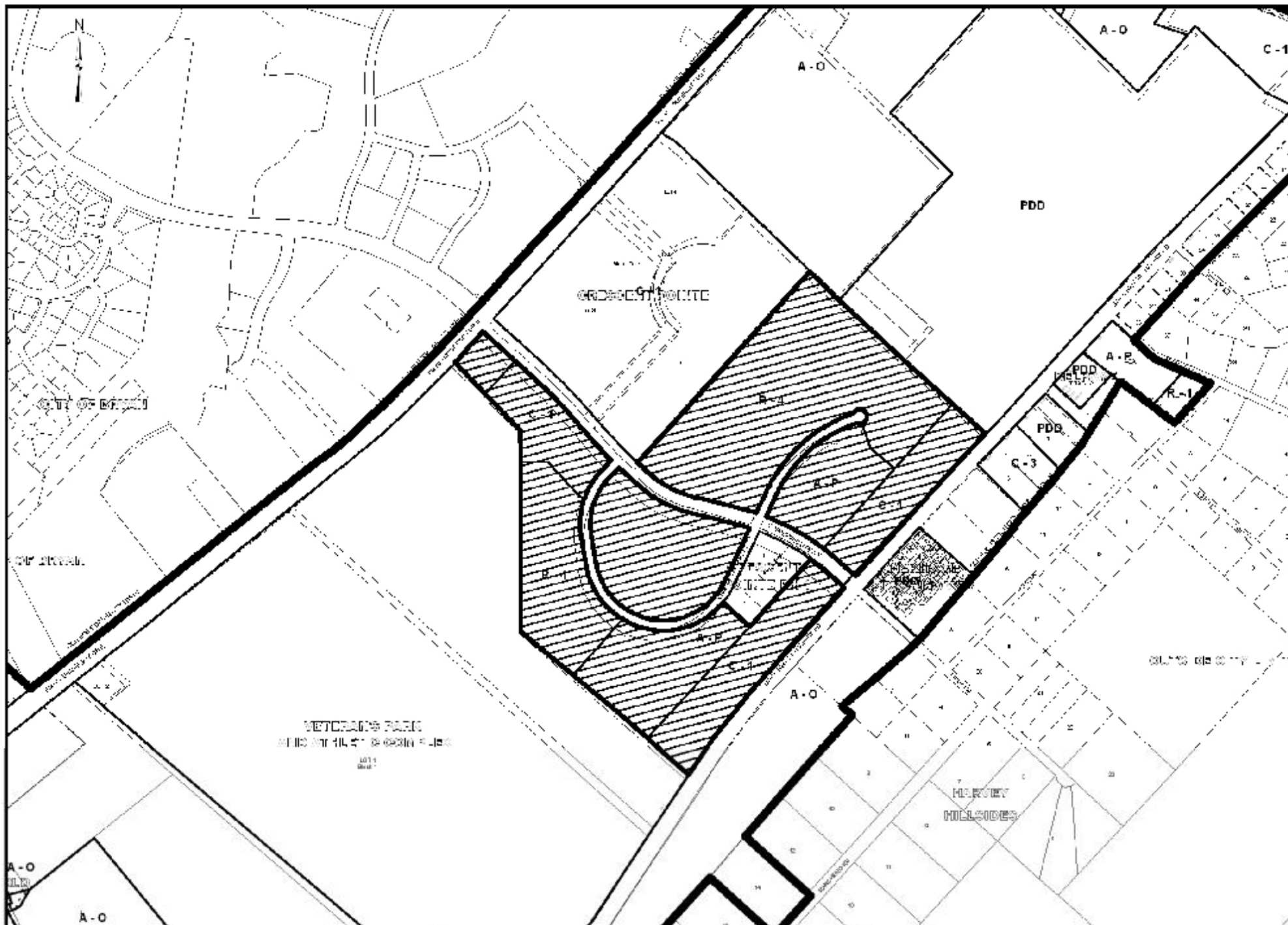
Oversize request: See Budgetary and Financial Summary Section.

Impact Fees: None.

Parkland Dedication Fees: See Related Advisory Board Recommendations.

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Final Plat (provided in packet)



DEVELOPMENT REVIEW

CRESCENT POINTE PH 2

Case:
06-500105

FINAL
PLAT



DEVELOPMENT REVIEW

CRESCENT POINTE PH 2

Case:
06-500105

FINAL
PLAT



DP# 00-27

FOR OFFICE USE ONLY
P&Z CASE NO.: 00-105
DATE SUBMITTED: 5-15-01
9.15
6/5

FINAL PLAT APPLICATION

(Check one) ☐ Minor (\$300.00) ☐ Amending (\$300.00) ☒ Final (\$400.00) ☐ Vacating (\$400.00) ☐ Replat (\$600.00)*
*Includes public hearing fee

The following items must be submitted by an established filing deadline date for P&Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- X Filing Fee (see above) NOTE: Multiple Sheets - \$55.00 per additional sheet (6 sheets)
NA Variance Request to Subdivision Regulations ~ \$100 (if applicable)
X Development Permit Application Fee of \$200.00 (if applicable).
X Infrastructure Inspection Fee of \$800.00 (applicable if any public infrastructure is being constructed)
X Application completed in full.
NA Copy of original deed restrictions/covenants for replats (if applicable).
X Thirteen (13) folded copies of plat. (A signed mylar original must be submitted after staff review.)
X One (1) copy of the approved Preliminary Plat and/or one (1) Master Plan (if applicable).
X Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
X A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
NA Two (2) copies of public infrastructure plans associated with this plat (if applicable).
NA Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: _____

NAME OF SUBDIVISION Crescent Pointe Phase 2

SPECIFIED LOCATION OF PROPOSED SUBDIVISION Lying between F.M. No. 60 (University Drive) and St. Hwy 30 (Harvey Road) on the east and west side of Copperfield Parkway

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Kling Engineering & Surveying

Street Address 4101 S. Texas Ave. Suite A

City Bryan

State TX Zip Code 77802

E-Mail Address stewart@klingeng.com

Phone Number 979-846-6212

Fax Number 979-846-8252

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name Crescent Pointe Holdings, Inc. - Emanuel Glockzin, Jr. President

Street Address 4500 Carter Creek Parkway, Suite 101

City Bryan

State TX Zip Code 77802

E-Mail Address _____

Phone Number 979-846-8878

Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION

Name same as applicant/project manager

Street Address _____

City _____

State _____ Zip Code _____

E-Mail Address _____

Phone Number _____

Fax Number _____

Do any deed restrictions or covenants exist for this property? Yes ☒ No ☐

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page # _____

Acres ~ Total Property 58.15 Total # of Lots 8 R-O-W Acres none

Existing Use: vacant Proposed Use: combination multi family/ commercial office

Number of Lots By Zoning District 3 / C-1 3 / A/P 2 / R-4

Average Acres Of Each Residential Lot By Zoning District: NA

 / / / /

Floodplain Acres none

A statement addressing any differences between the Final Plat and approved Master Plan and/or Preliminary Plat (if applicable):

n/a

Requested Variances To Subdivision Regulations & Reason For Same: none

Requested Oversize Participation: n/a

**Total Linear Footage of
Proposed Public:**

 Streets
 Sidewalks
312' Sanitary Sewer Lines
 Water Lines
 Channels
 Storm Sewers
 Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

 # of acres to be dedicated + \$ development fee
 # of acres in floodplain
 # of acres in detention
 # of acres in greenways

OR

FEE IN LIEU OF LAND:

 # of Single-Family Dwelling Units X \$556 = \$
 (date) Approved by Parks & Recreation Board

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified final plat and attests that this request does not amend any covenants or restrictions associated with this plat


Signature and Title

5-12-06
Date

MINUTES
Workshop Meeting
Planning and Zoning Commission
Thursday, June 1, 2006, at 6:00 p.m.
Holy Cross Lutheran Church
1200 Foxfire Drive
College Station, Texas



COMMISSIONERS PRESENT: Acting Chairman Bill Davis, Ken Reynolds, Harold Strong, Dennis Christiansen and Marsha Sanford.

COMMISSIONERS ABSENT: Scott Shafer and John Nichols.

CITY COUNCIL MEMBERS PRESENT: Councilmen Ben White and Ron Gay.

CITY STAFF PRESENT: Staff Planners Lindsay Boyer, Jennifer Reeves and Crissy Hartl, Senior Planners Jennifer Prochazka and Trey Fletcher, Planning Administrator Molly Hitchcock, Transportation Planner Ken Fogle, Assistant City Engineer Alan Gibbs, Graduate Civil Engineers Carol Cotter and Josh Norton, Acting Director Lance Simms, Staff Assistant Lisa Lindgren, Assistant City Attorney Carla Robinson, Director of Parks and Recreation Steve Beachy, Assistant Director of Parks and Recreation Ric Ploeger, Acting Assistant City Manager Mark Smith, Director of City Communications Becky Nugent and Broadcast Media Specialist Mark Beal.

1. Call the meeting to order.

Acting Chairman Bill Davis called the meeting to order at 6:00 p.m.

2. Discussion of consent and regular agenda items.

Workshop item 3, Consent Agenda Item 3.2, and Regular Agenda items 7 and 9 were discussed.

3. Presentation, possible action and discussion regarding proposed revisions to the Parkland Dedication Ordinance.

Steve Beachy, Director of Parks and Recreation, gave a presentation regarding the proposed revisions to the Parkland Dedication Ordinance.

4. Presentation, possible action and discussion regarding an update to the Commission on the status of items within the P&Z Plan of Work (see attached). (LS)

Lance Simms, Acting Director, presented the updates on the Plan of Work.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- * June 22, 2006 ~ Joint Meeting ~ P&Z and City Council
- * October 18-20, 2006 ~ APA State Conference, Corpus Christi, Texas

Lance Simms, Acting Director, reviewed the calendar of upcoming events for the Planning and Zoning Commission.

6. Discussion and possible action on future agenda items – A Planning and Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Commissioner Strong asked for a future agenda item regarding education on CCN.

Commissioner Christiansen recommended that when the consultant is hired for the Comprehensive Plan that this person is put on a workshop agenda to discuss this item.

Commissioner Reynolds recommended that the topic of Public Finance and Development be moved up on the list for future agenda items.

7. Adjourn.

Commissioner Strong motioned to adjourn. Commissioner Sanford seconded the motion, motion passed (5-0).

Approved:

Scott Shafer, Chairman
Planning and Zoning Commission

Attest:

Lisa Lindgren, Staff Assistant
Planning and Development Services

MINUTES
Regular Meeting
Planning and Zoning Commission
Thursday, June 1, 2006, at 7:00 p.m.
Holy Cross Lutheran Church
1200 Foxfire Drive
College Station, Texas



COMMISSIONERS PRESENT: Acting Chairman Bill Davis, Ken Reynolds, Harold Strong, Dennis Christiansen and Marsha Sanford.

COMMISSIONERS ABSENT: Scott Shafer and John Nichols.

CITY COUNCIL MEMBERS PRESENT: Councilmen Ben White and Ron Gay.

CITY STAFF PRESENT: Staff Planners Lindsay Boyer, Jennifer Reeves and Crissy Hartl, Senior Planners Jennifer Prochazka and Trey Fletcher, Planning Administrator Molly Hitchcock, Transportation Planner Ken Fogle, Assistant City Engineer Alan Gibbs, Graduate Civil Engineers Carol Cotter and Josh Norton, Acting Director Lance Simms, Staff Assistant Lisa Lindgren, Assistant City Attorney Carla Robinson, Director of Parks and Recreation Steve Beachy, Assistant Director of Parks and Recreation Ric Ploeger, Acting Assistant City Manager Mark Smith, Director of City Communications Becky Nugent and Broadcast Media Specialist Mark Beal.

1. Call meeting to order.

Acting Chairman Bill Davis called the meeting to order at 7:05 p.m.

2. **Hear Citizens.**

No one spoke during this item.

Consent Agenda.

- 3.1 Presentation, possible action, and discussion on a Final Plat - Residential for Edelweiss Gartens Phase 12 consisting of 24 lots on 8.19 acres located at Oldenburg Lane north east of Wellborn Road and State Highway 40. **Case #06-500092 (JR/JN)**
- 3.2 Presentation, possible action, and discussion on a Final Plat for Las Palomas consisting of 27 lots on 8.79 acres located in the general vicinity of the intersection at Cain Road and Jones-Butler Road in the City's Extra-territorial Jurisdiction. **Case #06-500037 (CH/JN)**

3.3 Consideration, discussion and possible action on meeting minutes.

- ✓ November 3, 2005 ~ Regular Meeting Minutes
- ✓ February 2, 2006 ~ Workshop Meeting Minutes
- ✓ February 2, 2006 ~ Regular Meeting Minutes
- ✓ February 16, 2006 ~ Workshop Meeting Minutes
- ✓ February 16, 2006 ~ Regular Meeting Minutes
- ✓ May 4, 2006 ~ Workshop Meeting Minutes
- ✓ May 4, 2006 ~ Regular Meeting Minutes
- ✓ May 18, 2006 ~ Workshop Meeting Minutes
- ✓ May 18, 2006 ~ Regular Meeting Minutes

Commissioner Strong motioned to approve the Consent Agenda. Commissioner Reynolds seconded the motion, motion passed (5-0).

Regular Agenda.

4. Consideration, discussion and possible action on a request for absence from a meeting.

- ✓ Ken Reynolds ~ May 18, 2006 ~ Workshop & Regular Meeting

Commissioner Sanford motioned to approve the absence request. Commissioner Christiansen seconded the motion, motion passed (5-0).

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion on Variance Requests to the Subdivision Regulations, Sections 12-I.5 Half-Streets, 12-K.1 General, 12-J.2 Utility Easements, 12-R.3 Sanitary Sewer Master Plan, and Section 15 Ownership, and presentation, possible action, and discussion on a Preliminary Plat for Williams Creek Phases 5, 6 and 7 consisting of 47 lots on 116.15 acres located at 9500 Rock Prairie Road at the south east corner of Greens Prairie and Rock Prairie Road. **Case #06-500089 (JR/CC)**

Jennifer Reeves, Staff Planner, presented the Variance Requests and Preliminary Plat and stated that it is in compliance with the Comprehensive Plan and that no phone calls were received.

Commissioner Christiansen motioned to approve the Variance Requests as submitted. Commissioner Strong seconded the motion, motion passed (5-0).

Commissioner Sanford motioned to approve the Preliminary Plat as submitted. Commissioner Christiansen seconded the motion, motion passed (5-0).

7. Public hearing, presentation, possible action, and discussion on a Rezoning from A-O Agricultural Open to A-P Administrative Professional for Harvey Hillside, Block 1, Lot 31 consisting of 0.69 acres located at 3970 Harvey Road, generally located between Pamela Lane and Marcy Lane. **Case #06-500093 (TF)**

Trey Fletcher, Senior Planner, presented the Rezoning and recommended denial.

John Vilas, 15 Ranchero, College Station, Texas. Mr. Vilas spoke in favor of the Rezoning.

Tony Hung, 30 Marcy Lane, College Station, Texas. Mr. Hung spoke in opposition of the Rezoning.

Brady Brittain, 3001 Durango, College Station, Texas. Mr. Brittain spoke in favor of the rezoning.

Commissioner Christiansen motioned to recommend denial of the Rezoning. Commissioner Strong seconded the motion, motion failed (2-3). Commissioners Christiansen and Strong were in favor of the denial; Commissioner Reynolds, Davis and Sanford opposed the denial.

Commissioner Reynolds motioned to approve the Rezoning. Commissioner Sanford seconded the motion, motion passed (3-2). Commissioners Reynolds, Sanford and Davis were in favor of the motion. Commissioners Strong and Christiansen were in opposition of the motion.

8. Public hearing, presentation, possible action, and discussion on an amendment to the Unified Development Ordinance, Section 3.1 General Approval Procedures related to specific notice requirements. **Case #05-500023 (TF)**

Trey Fletcher, Senior Planner, presented the amendment regarding General Approval Procedures.

Commissioner Sanford motioned to approve the amendment as presented for Section 3.1 General Approval Procedures. Commissioner Christiansen seconded the motion, motion passed (5-0).

9. Public hearing, presentation, possible action, and discussion on a Comprehensive Plan Amendment request for the area generally located east of and adjacent to State Highway 6, north of Woodcreek Subdivision, south of Emerald Parkway, and west of Foxfire Subdivision, from Regional Retail, Industrial R&D, and Single-Family Medium Density, to Regional Retail, Industrial R&D, Institutional, Office, and Planned Development. **Case #05-500044 (JP)**

Jennifer Prochazka, Senior Planner, presented the Comprehensive Plan Amendment request from Regional Retail, Industrial R&D, and Single-Family Medium Density, to Regional Retail, Industrial R&D, Institutional, Office, and Planned Development.

Ken Fogle, Transportation Planner, also gave a presentation regarding traffic issues for the item.

Chuck Ellison, 302 Holleman Drive East, Suite 76, College Station, Texas. Mr. Ellison spoke in favor of the Comprehensive Plan Amendment.

Lawrence Stewart, 8710 Greenleaf Drive, College Station, Texas; Wayne Rife, 9255 Brookwater Circle, College Station, Texas; Bill Stockton, 9220 Brookwater Circle, College Station, Texas; Alton Rogers, 9313 Stonebridge Drive, College Station, Texas; David George, 1505 Foxfire, College Station, Texas; Dirk Hays, 8800 Sandstone, College Station, Texas; Janet Kountakis, 9309 Lake Forest Court South, College Station, Texas; Don Hillriegel, 87045 Appomattox Drive, College Station, Texas; Ann Hazen, 1309 Wilshire, College Station, Texas; Patricia Startzman, 2009 Oakwood Trail, College Station, Texas; Kay Youngblood, 2184 Harley, College Station, Texas; Terry Raines, 1307 Essex Green Drive, College Station, Texas; Dick Startzman, 2009 Oakwood Trail, College Station, Texas; Susan Edmission, 1003 Falcon Circle, College Station, Texas; Kim Feldman, 8502 Amethyst Court, College Station, Texas; Douglas Slack, 2301 Ferguson Circle, College Station, Texas; Karen Rabroker, 8713 Sandstone, College Station, Texas; and Dennis Christiansen, 2513 Faulkner, College Station, Texas. These citizens spoke in reference to the Comprehensive Plan Amendment and few of them spoke in opposition. The majority of the concerns regarding the item were the issues dealing with traffic, access and connectivity.

At this time Commissioners called upon a few of the citizens and Transportation Planner Ken Fogle to answer questions.

Commissioner Reynolds motioned to table the matter and initiate a review of alternatives mentioned this evening to be brought in front of the Commission at the first P&Z meeting in August 2006. Commissioner Strong seconded the motion, motion passed (4-0). Commissioner Christiansen recused himself from the item; Commissioners Strong, Reynolds, Davis and Sanford were in favor of the motion.

10. Public hearing, presentation, possible action, and discussion of a rezoning for 18.9 acres, generally located to the east of and adjacent to State Highway 6, north of Woodcreek Drive, west of Woodcreek & Foxfire subdivisions, and south of Technology Drive, from A-O Agricultural-Open and R-1 Single-Family Residential to A-P Administrative Professional. **Case #05-500073 (JP)**

This item was not heard due to the Comprehensive Plan Amendment being tabled until the August 2006 Planning and Zoning Commission meeting.

11. Adjourn.

Commissioner Strong motioned to adjourn. Commissioner Sanford seconded the motion, motion passed (4-0). Commissioner Sanford, Davis, Reynolds and Strong voted in favor of the motion; Commissioner Christiansen did not vote.

Approved:

Scott Shafer, Chairman
Planning and Zoning Commission

Attest:

Lisa Lindgren, Staff Assistant
Planning and Development Services

STAFF REPORT

Project Manager: Trey Fletcher, Senior Planner
Email: tfletcher@cstx.gov
Project Number: 06-00500098

Report Date: June 5, 2006
Meeting Date: June 15, 2006

Item: Public hearing, presentation, possible action, and discussion on a Final Plat - Replat of Whitley Subdivision Lot 3 into 2 lots on 1.52 acres located at 1806 -1810 Welsh Avenue near the southwest corner of Southwest Parkway and Welsh Avenue.

Applicant: Southwood West, Property Owner

Staff Recommendations: Staff recommends approval of the replat.

Item Summary: The property owner is proposing to split Lot 3 into 2 commercial lots. The resulting lots will be 0.849 acres and 0.672 acres. Shared access easements are being provided.

Comprehensive Plan Considerations: This replat meets the minimum requirements of the Subdivision Regulations; however the Land Use Plan projects this lot for Residential Attached and Floodplain / Streams land uses. The lot is zoned C-1 General Commercial. The property is located along the west side of Welsh which is a Major Collector on the Thoroughfare Plan. No additional right-of-way is required. Sidewalks are required prior to filing the plat.

Item Background: This parcel was annexed in 1969. The Whitley Subdivision was platted in 1979.

Budgetary & Financial Summary: N/A

Commission Action Options: The Commission has final authority over the final plat. The options regarding the final plat are:

- § Approval
- § Denial

INFRASTRUCTURE AND FACILITIES

Water Service: The property is served by an 8-in public water main which is located across Welsh from the subject property, as well as by a 6-in public water main fire hydrant stub across Welsh to the property.

Sewer Service: The property is served by a 6-in public sanitary sewer main located along the rear property line.

Street(s) required for plat: None

Streets/Access: The subject property will take access off Welsh shown as a major collector on the thoroughfare plan. The proposed re-plat illustrates a 50-ft private access easement along the entire frontage to Welsh.

Off-site Easements required for plat: None known at this time

Drainage: The subject property is located in the Bee Creek Trib "B" drainage basin.

Flood Plain: The subject property does appear to be encroached by the 500-yr flood plain (Zone X Shaded) per FEMA FIRM Panel 182C.

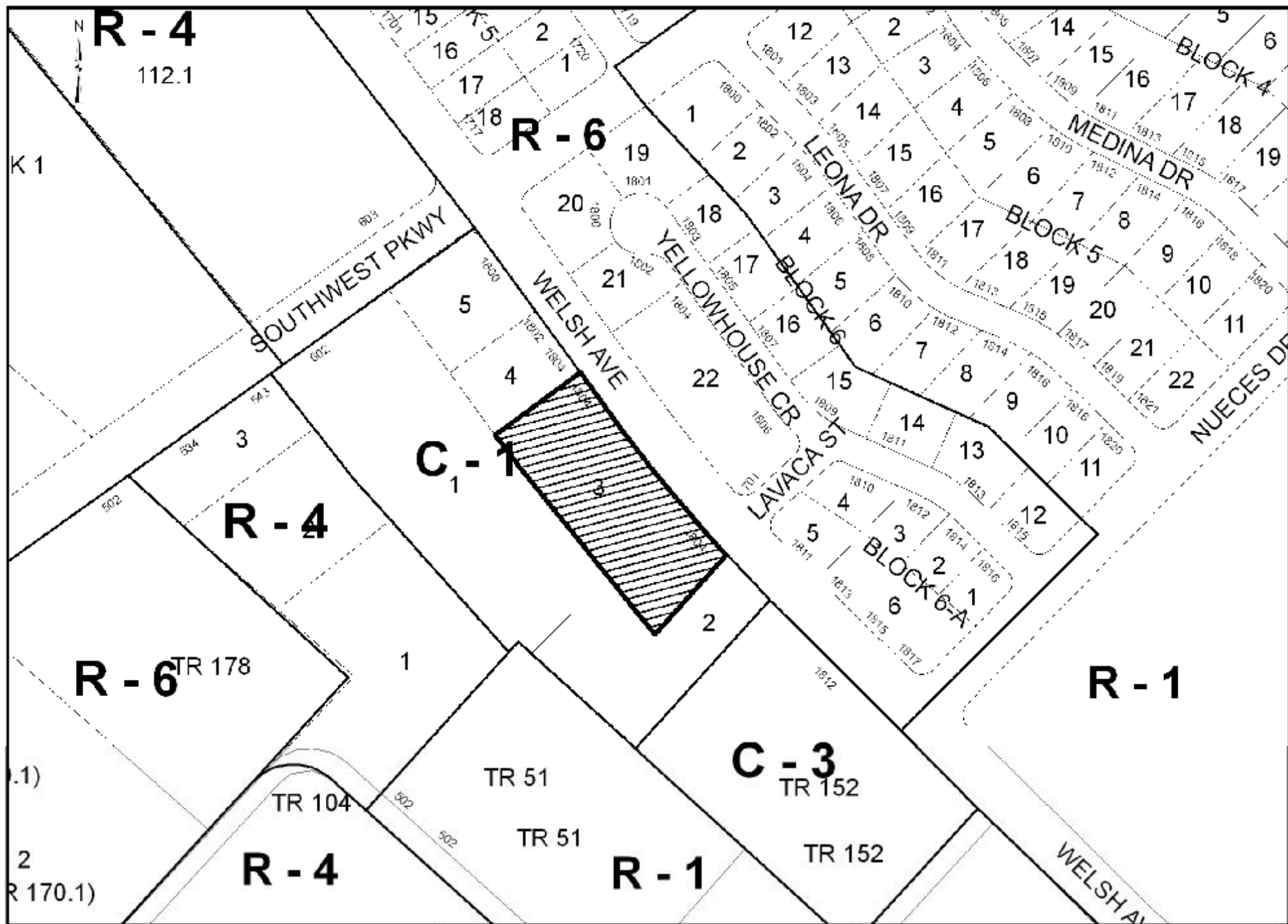
Oversize request: See Budgetary and Financial Summary Section.

Impact Fees: None

Parkland Dedication Fees: N/A

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Replat (provided in packet)



DEVELOPMENT REVIEW

WHITLEY LOT 3

Case:
06-500098

FINAL
PLAT



DEVELOPMENT REVIEW

WHITLEY LOT 3

Case:
06-500098

FINAL
PLAT



FOR OFFICE USE ONLY
P&Z CASE NO.: 00-98
DATE SUBMITTED: 5-8-00

9:12
gs

FINAL PLAT APPLICATION

(Check one) ☐ Minor (\$300.00) ☐ Amending (\$350.00) ☐ Final (\$400.00) ☐ Vacating (\$400.00) ☒ Replat (\$600.00)
*Includes public hearing fee

The following items must be submitted by an established filing deadline date for P&Z Commission consideration.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ Filing Fee (see above) NOTE: Multiple Sheets - \$55.00 per additional sheet
- ☒ Variance Request to Subdivision Regulations - \$100 (if applicable)
- ☒ Development Permit Application Fee of \$200.00 (if applicable).
- ☒ Infrastructure Inspection Fee of \$600.00 (applicable if any public infrastructure is being constructed)
- ☒ Application completed in full.
- ☒ Copy of original deed restrictions/covenants for replats (if applicable).
- ☒ Thirteen (13) folded copies of plat. (A signed mylar original must be submitted after staff review.)
- ☒ One (1) copy of the approved Preliminary Plat and/or one (1) Master Plan (if applicable).
- ☒ Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- ☒ A copy of the attached checklist with all items checked off or a brief explanation as to why they are not.
- ☒ Two (2) copies of public infrastructure plans associated with this plat (if applicable).
- ☒ Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference:

NAME OF SUBDIVISION Whitley Subdivision

SPECIFIED LOCATION OF PROPOSED SUBDIVISION (Lot & Block) Lot 3

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Southwood West
Street Address 4101 Texas Avenue, Suite B City Bryan
State TX Zip Code 77802 E-Mail Address mcclawell@tracybar.com
Phone Number 817-464-5000 Fax Number 268-7814

PROPERTY OWNER'S INFORMATION:

Name Same as above
Street Address _____ City _____
State _____ Zip Code _____ E-Mail Address _____
Phone Number _____ Fax Number _____

ARCHITECT/ENGINEER'S INFORMATION:

Name Kerr Surveying
Street Address 505 Church St. City College Station
State TX Zip Code 77840 E-Mail Address louise.barker1@verizon.net
Phone Number 268-3195 Fax Number 691-8904

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page # _____

Acreage ~ Total Property 1.52 Total # Of Lots 2 R.O.W Acreage N/A

Existing Use: Commercial Proposed Use: Commercial

Number Of Lots By Zoning District 2 1 1

Average Acreage Of Each Residential Lot By Zoning District:

1 1 1

Floodplain Acreage 0.40

A statement addressing any differences between the Final Plat and approved Master Plan and/or Preliminary Plat (if applicable):

Requested Variances To Subdivision Regulations & Reason For Same: _____

Requested Oversize Participation: _____

Total Linear Footage of Proposed Public:	Parkland Dedication due prior to filing the Final Plat:
_____ Streets	ACREAGE:
_____ Sidewalks	_____ # of acres to be dedicated + \$ _____ development fee
_____ Sanitary Sewer Lines	_____ # of acres in floodplain
_____ Water Lines	_____ # of acres in detention
_____ Channels	_____ # of acres in greenways
_____ Storm Sewers	OR
_____ Bike Lanes / Paths	FEE IN LIEU OF LAND:
	_____ # of Single-Family Dwelling Units X \$556 = \$ _____
	_____ (date) Approved by Parks & Recreation Board

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified final plat and attests that this request does not amend any covenants or restrictions associated with this plat.

Louise Barberi, CDD Mgr.
Signature and Title

May 5, 2006
Date

STAFF REPORT

Project Manager: Jennifer Prochazka, Senior Planner
Email: jprochazka@cstx.gov
Project Number: 06-00500087

Report Date: June 5, 2006
Meeting Date: June 15, 2006

Item: Public hearing, presentation, possible action, and discussion on an Amendment to the Comprehensive Plan - Land Use Plan from Industrial R&D to Residential Attached and Regional Retail for 1300 Harvey Mitchell Parkway (FM 2818), generally located south of and adjacent to Harvey Mitchell Parkway (FM 2818), between Holleman Drive West and Luther Street West.

Applicant: Hammond Jones Development, agent for Linda Sue Gorzycki, property owner.

Staff Recommendations: College Station has recently begun the process to update its Comprehensive Plan. Since this update will be the first holistic review of the Comprehensive Plan since its adoption in 1997, it is anticipated that there will be substantial changes to the Land Use Plan. Because of the impending update, staff recommends that there not be any ad hoc changes to the plan at this time.

Item Summary: This item is for consideration of an amendment to the Land Use Plan for a vacant tract of land on the south side of Harvey Mitchell Parkway between Holleman Drive West and Luther Street West. The property to the south is owned by Texas A&M University. The surrounding area is largely undeveloped and is also designated as Industrial R&D on the Land Use Plan. Because a change to the plan in this area could affect future adjacent land uses, staff believes that a larger area needs to be studied for the proposed land uses to be acceptable.

There is a considerable amount of floodplain throughout the property. The Land Use Plan currently designates these areas as Floodplain / Streams. The applicant does not propose to amend these areas. The City's Development Policies state that there should be appropriate buffers to transition between low intensity land uses and high intensity land uses and that multi-family should be coupled with open-space to soften the visual impact; the location of the existing Floodplain / Streams accomplishes these objectives.

The proposed Regional Retail area is two acres in size and ranges between 100 and 200 feet in depth. The City's Development Policies state that strip commercial should be avoided (general commercial should have a depth of at least 400 feet). The effects of strip commercial may be congested traffic conditions, higher accident rates, a reduction in the carrying capacity of streets and a lesser aesthetic appeal. One of the ways identified to reduce these effects is to require adequate lot depth for general commercial. In addition, commercial properties should be located at points of greatest access - intersections of arterial and / or collector streets. There are no streets intersecting with Harvey Mitchell Parkway in this area. A commercial property of this size may be more appropriately designated as Neighborhood Retail.

The Thoroughfare Plan shows Harvey Mitchell Parkway as a Freeway in this area.

Item Background: The front portion of the property, adjacent to Harvey Mitchell Parkway, was annexed into the City Limits in 1970. The remainder was annexed in

2002. The property is zoned R-1 Single-Family and A-O Agricultural Open, the holding zones at the time of the respective annexations. The Industrial R&D designation was placed on the property in 1997 with the adoption of the Comprehensive Plan.

Commission Action Options: The Commission acts as a recommending body on the question of Comprehensive Plan Amendment. The options regarding the Comprehensive Plan Amendment are:

- § Approval;
- § Denial;
- § Defer Action to a Specified Date; or
- § Table Indefinitely.

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Existing & Proposed Land Use Plan



DEVELOPMENT REVIEW

HAMMOND JONES

Case:
06-500087

COMP. PLAN
AMENDMENT



DEVELOPMENT REVIEW

HAMMOND JONES

Case:
06-500087

COMP. PLAN
AMENDMENT



FOR OFFICE USE ONLY	
Case No.	<u>06-87</u>
Date Submitted	<u>4/24/06</u>

9:30 *kw*

COMPREHENSIVE PLAN AMENDMENT APPLICATION

(Check all applicable)	<input checked="" type="checkbox"/> Land Use Amendment	<input type="checkbox"/> Thoroughfare Amendment
		<input type="checkbox"/> alignment / location
		<input type="checkbox"/> classification

The following items must be submitted by the established deadline dates for consideration:

<input checked="" type="checkbox"/> Two (2) copies of a fully dimensioned map on 24" X 36" paper showing: a. Land affected; b. Present zoning of property and zoning classification of all abutting properties; c. Current land use plan classification and proposed land use plan changes; d. Current land use classification of all abutting property; e. Current and proposed thoroughfare alignments	<i>→ sent under separate by TAG International.</i>
<input checked="" type="checkbox"/> General location and address of property;	
<input checked="" type="checkbox"/> Total acres of property; and	
<input checked="" type="checkbox"/> All applicable Comprehensive Plan Amendment Request form(s) completed in full.	

The following information must be completed before an application is accepted for review.

APPLICANT INFORMATION:

(If different from owner, a complete affidavit shall be required)

Name: Hammond Jones Development E-mail: m.jones@hammondjones.com

Street Address: 108 Wild Basin, Suite 205

City: Austin State: TX Zip Code: 78746

Phone Number: 512-469-5980 Fax Number: 512-469-6012

PROPERTY OWNER'S INFORMATION:

Name: Linda Sue Gorzycki E-mail: _____

Street Address: 2310 Fuente Cove

City: Austin State: TX Zip Code: 78745

Phone Number: 512-441-1220 Fax Number: _____

COMPREHENSIVE PLAN AMENDMENT REQUEST FORM

The following is required if an amendment to the **Land Use Plan** is requested. Based on the nature and extent of the requested amendment, additional studies may be required. Attached additional sheets if necessary.

Current Land Use Plan Designation: Industrial R & D

Requested Land Use Plan Designation: Residential Attached and Retail Regional as described on attached map.

Explain the reason for the Land Use amendment: This amendment is necessary to facilitate the developer's desired use of the Property, which is a mixed-use concept consisting of high density, medium density, and low density residential, open areas, and retail uses.

Identify what conditions have changed to warrant a change in the land use plan designation: Since 1997, when the current Land Use Plan was adopted, the City of College Station has seen its population increase by 40%, and its actual size increase by 4,000 acres. The private sector has responded to this growth with a great deal of new development, and so in the last 10 years we have seen how development patterns have actually occurred, and whether those patterns comply with the Land Use Plan. For the most part, growth has mirrored the Plan. However, one area in which the Plan failed to meet its goals is in the area south of Texas A&M and west of Wellborn. The area immediately east of Wellborn (and south of Texas A&M) has always been a mixture of single and multifamily residential heavily populated by college students. Prior to 1997, very little new housing for college students had been built in the previous 20 years, mostly because of the difficulty in obtaining financing for student-oriented dwellings, as well as the perception by the development community that students were happy to live in older, substandard housing because it was inexpensive.

All of that changed in the middle to late 1990's. Developers began to realize that students of the day had grown up in vastly different conditions than themselves and consequently, they were (and are) a much more discerning consumer than the student of yesteryear. They are now accustomed to having their own bedroom and bathroom, and they expect amenities such as pools, computer labs, tanning beds, exercise facilities and game rooms. Further, they are willing to pay a premium for this type of life-style. Upon this realization, the private sector responded by developing a flurry of upscale apartment communities designed specifically for college students, and almost all of these new communities extend south from the University (George Bush Drive) and west of Wellborn. The Subject site is literally an extension of this pattern of growth.

Thus, it is easy to see why, in 1996-97, City Planners felt the Subject site seemed a good area to encourage industrial development given its fairly isolated location, its frontage on a major highway, and its proximity to the airport. However, since the implementation of the Land Use Plan, market forces have transformed this area into an area of college student living, so that it is now populated almost exclusively with the following land uses: 1) University-owned land, 2) student populated residential, and 3) small retail geared toward students. As an example, the land directly across the street from the Subject site is used as student apartments and small retail.

How does the requested land use designation further the goals and objectives of the City of College Station Comprehensive Plan? This request furthers the goals and objectives of the Comprehensive Plan in the following ways:

Land Use Goals and Objectives

Goal #1: The proposed Land Use is located in an area where City infrastructure and services are readily available and any utility extensions will be at no cost to the city; there is no strip commercial development proposed; and the proposed land use is appropriate as the current designation (industrial) is incompatible with existing development across the street from the Proposed site.

Goal #2: The proposed Land Use intensity is by enlarge low and medium density intensity, with many areas for open space and community use; the proposed Land Use is a mixture of residential and non-residential land uses which will support each other with appropriate buffering.

Goal #3: The proposed Land Use will protect the residential development across the street and nearby by preventing intrusive and incompatible industrial development to be developed on the proposed site; the proposed Use is a mixed-use development.

Goal #4: All appropriate residents will be informed of the land use decision under consideration and will be given the opportunity to offer input.

Goal #5: The proposed Land Use will protect the creeks and floodways located within the site, and will not disturb these natural areas except to cross them as much as the City requires. Approvals from FEMA and the Corps of Engineers will be required to cross these areas; Base flood elevations will be established, wetlands located, and studies to maintain compliance with the National Historic Preservation Act and the Endangered Species Act will be completed. In short, the proposed Land Use will be in harmony with the environment.

Goal #6: Not applicable to this project.

Goal #7: The proposed Land Use will allow a great deal of open space for recreation and preservation – approximately 40% of the site in total acres. The developer is open to discussion regarding any way this goal may be aptly met.

Goal #8: Not applicable to this project.

Goal #9: Not applicable to this application.

Goal #10: This request is warranted based upon changes due directly to the economic development which has taken place in this area since the original Plan was implemented. To approve this request would in essence constitute a review and update of the Plan which is consistent with this goal.

Housing Goals and Objectives

The proposed Land Use allows for additional supply of housing which shall comply with City Code, be energy efficient, and upgrade the integrity of the existing housing in the area.

Community Appearance Goals and Objectives

The proposed Land Use will include a mixture of uses; a good site design; and will create an attractive and low-impact use in an area (FM 2818) which is designated by the Plan as a "main gateway" and a "major corridor." Most importantly, the proposed use will minimize the drainage impact in an environmentally sensitive area, to a much greater degree than the existing approved use (industrial) would.

Economic Development Goals and Objectives

The proposed Land Use serves residents needs and is in harmony with the environment and with the surrounding development patterns. An industrial use is not.

Transportation Goals and Objectives

The proposed Land Use will not cause additional congestion to any of the major arterial routes, and may actually minimize congestion on some routes, such as Welborn Road. In addition, the Texas A&M University Shuttle already serves the apartments across the street from the proposed Site, so to add service to the proposed site will not require additional routes or equipment. Much of the traffic generated by the proposed use of the land will be between the University and the site. Since parking on-campus is difficult, most will use the University Shuttle or will bike.

Parks and Recreation Goals

Due to the creeks, floodways and other natural features present on the site, the proposed Land Use provides a great opportunity to create a beautiful system of open spaces and recreational facilities on the site. The developer is willing to discuss any number of ways to maximize this feature, as it will only further the success of the development. Residential development is the best way to enhance the natural features of a tract of land because, especially as it is proposed here, it is a low impact use. To allow industrial development on this site, as is currently allowed, would effectively waste the natural features of this site, since noone would be able to use any open spaces or recreational facilities which might be created.

Utility Goals and Objectives

The proposed Land Use would use City water and wastewater, and would put into use a pump station on the north side of the site. Further, the developer will be required extend a wastewater line from its current location several hundred feet north of the site at its cost, and such line must cross an adjacent tract of land which is currently not served with wastewater, thus creating 2 new developable sites at no cost to the City.

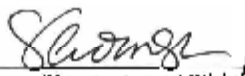
Explain why the requested land use designation is more appropriate than the existing designation. As explained above, the existing land use designation (industrial) was created in 1996-97, and at the time, it made sense to encourage industrial development in this location because the site was fairly isolated from other types of development, because of its frontage on a major highway, and due to its proximity to the airport. However, since the implementation of the Land Use Plan, economic forces have transformed this area into an area of college student living, so that it is now populated almost exclusively with residential and retail land uses which are intrinsically linked to the University. To allow the designation to remain industrial is incompatible with the existing land uses, and would be detrimental to them.

Further, given the sensitive environmental features of this site, only a medium to low impact use will maintain the integrity of the existing environmental features, as well as provide the maximum opportunity for citizens to actually enjoy the features. Not even a large "box" commercial use will provide the environmental safeguards nor allow for maximum usage of the natural features of the sight.

The Comp Plan itself calls for continuous updating and changing as warranted based upon changes in economic development growth, population growth and university-related policies and growth. This request is part of that process which ensures that the Plan remains current. It should be updated to move industrial uses further away from existing residential uses, and since the City has added 4,000 acres in the last 10 years, and presumably strives to add more, finding a different corridor of the city where industrial uses would be appropriate is probably possible.

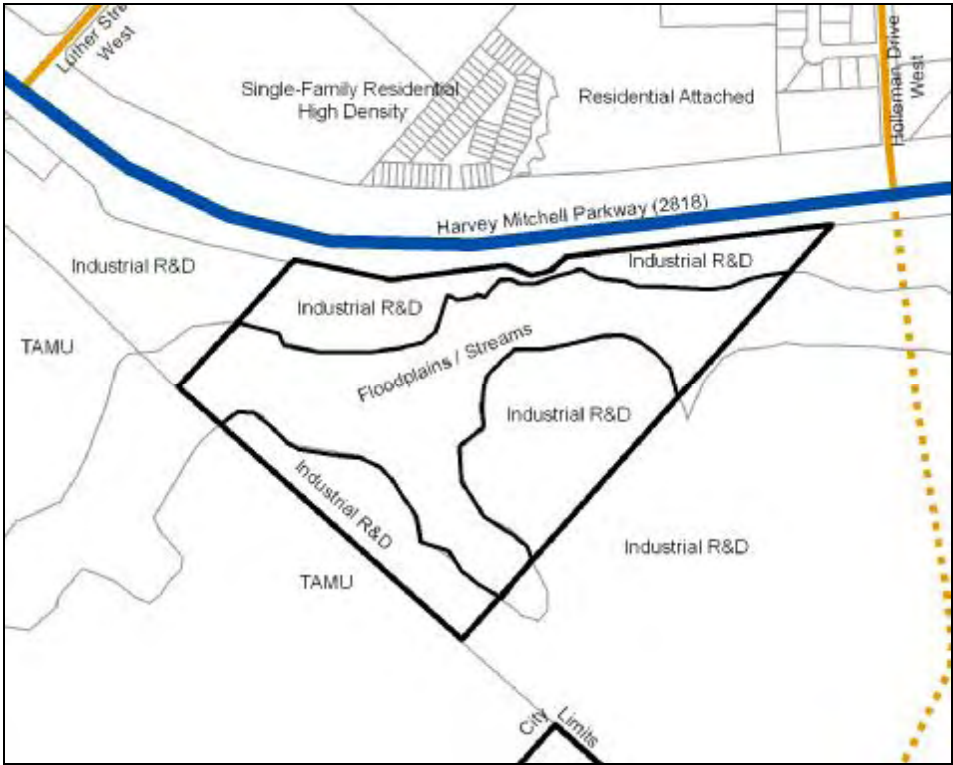
Finally, the Applicant is aware that the City may be hesitant to take on new requests for amending the Land Use Plan, given that it is currently beginning a 2 year process to update the Plan. Still, the applicant is confident that the main factors that drive this request for change to the existing planned land use, namely (1) the existing approved uses' incompatibility with existing surrounding uses, (2) the existing approved Uses' incompatibility with the natural environmental features of the site, and (3) that outside forces (economic and otherwise) have dictated that a new use be designated for this site that was not apparent at the time the Plan was adopted, are already in place. To delay a decision which will be based on the same factors in 2 years as it will be today is at best, contrary to the current Plan's requirement that it be continually updated on an as-needed basis, and at worst, detrimental to the City since economic factors, such as the price of the land, may preclude the possibility of a residential development on this land in years. We ask for your support in this request.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct to the best knowledge of the applicant.

 Prutner
Signature and Title

4-21-06
Date

Existing Land Use



Proposed Land Use

